

**DEPARTMENT OF NATURAL RESOURCES
AND CONSERVATION
Trust Land Management Division**



STEVE BULLOCK, GOVERNOR

1625 ELEVENTH AVENUE

STATE OF MONTANA

DIRECTOR'S OFFICE: (406) 444-2074
FAX: (406) 444-2684

P.O. BOX 201601
HELENA, MONTANA 59620

November 29, 2013

Lessee Name

Address

City, State Zip

Lease # XXXXXX

RE: SB369 - Cabin Site and Home Site Sale Process

Dear Cabin Site/Home Site Lessee,

The 2013 State Legislature passed Senate Bill 369 (SB369). The bill requires the Board of Land Commissioners, consistent with the Board's constitutional fiduciary duty of attaining full market value, to make available for sale at the request of the lessee or improvement owner all leased or vacant state land designated as a cabin or home site. DNRC is in the process of adopting administrative rules to implement a cabin site sale process, in compliance with SB369. The intent of the program is to make available for sale cabin and home sites, at the request of the lessee or improvement owner.

This is not a mandatory sale program. Lessees that want to continue leasing their cabin or home site may continue to do so.

Because the department did not receive funding to implement the sale program, DNRC will only be able to undertake a pilot sale program in 2014. We will only have the ability to move 5 sales through the sale process for 2014. The number of sales processed in future years will be dependent on funding.

In order for your cabin or home site to be a candidate for the 2014 pilot sale program, DNRC will need to conduct a preliminary review of the parcel to evaluate whether or not it meets the pilot sale criteria. The Department will consider the following factors in the preliminary review:

- whether the parcel currently under an active lease agreement and all lease fees been paid;
- whether sale is consistent with the Board's constitutional fiduciary duty;
- whether the land has been surveyed by a licensed surveyor and title can be conveyed using that survey.
- whether the improvements possess clear title and whether any mortgage holder consents to sale;
- whether there are any outstanding lease violations on the parcel;
- whether, and to what degree the sale of the parcel would affect access to other public lands;
- the extent of infrastructure, such as roads, utilities, power, telephone, water, or sewer availability;

Any cabin or home site sold in accordance with SB369 will be sold at a public auction as required by state statute and the Enabling Act, and will be subject to competitive bidding. Please see the enclosed Frequently Asked Questions for more information on the process.

If, after reading the enclosed Frequently Asked Questions, you would like the Department to evaluate your lease site to determine if it meets the criteria to be considered for the pilot sale program in 2014, please return this letter with your signature in the box below, **postmarked no later than December 31, 2013** to:

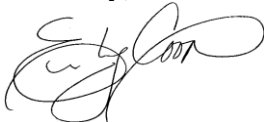
DNRC
Attn: Cabin and Home Site Sales
P.O. Box 201601
Helena, MT 59620-1601

Upon receipt of your request, DNRC staff will evaluate your lease site for the pilot program, and notify you if your cabin or home site meets sale criteria. The lease sites to be processed for sale in the 2014 pilot sale program will be randomly drawn from the pool of leases that meet the sale criteria. Those lessees selected for the pilot sale program will be notified in February 2014.

If adequate funding is received in future years, sale criteria will allow for un-surveyed and un-leased lots to be considered as sale candidates.

Additional information on the sale process for cabin sites and home sites is available on the website at: <http://dnrc.mt.gov/cabinsiteinfo.asp>

Sincerely,



Emily Cooper
Lands Section Supervisor,
DNRC Real Estate Management Bureau

I would like my lease considered for the 2014 pilot sale program.

Lessee Signature

Lease # _____